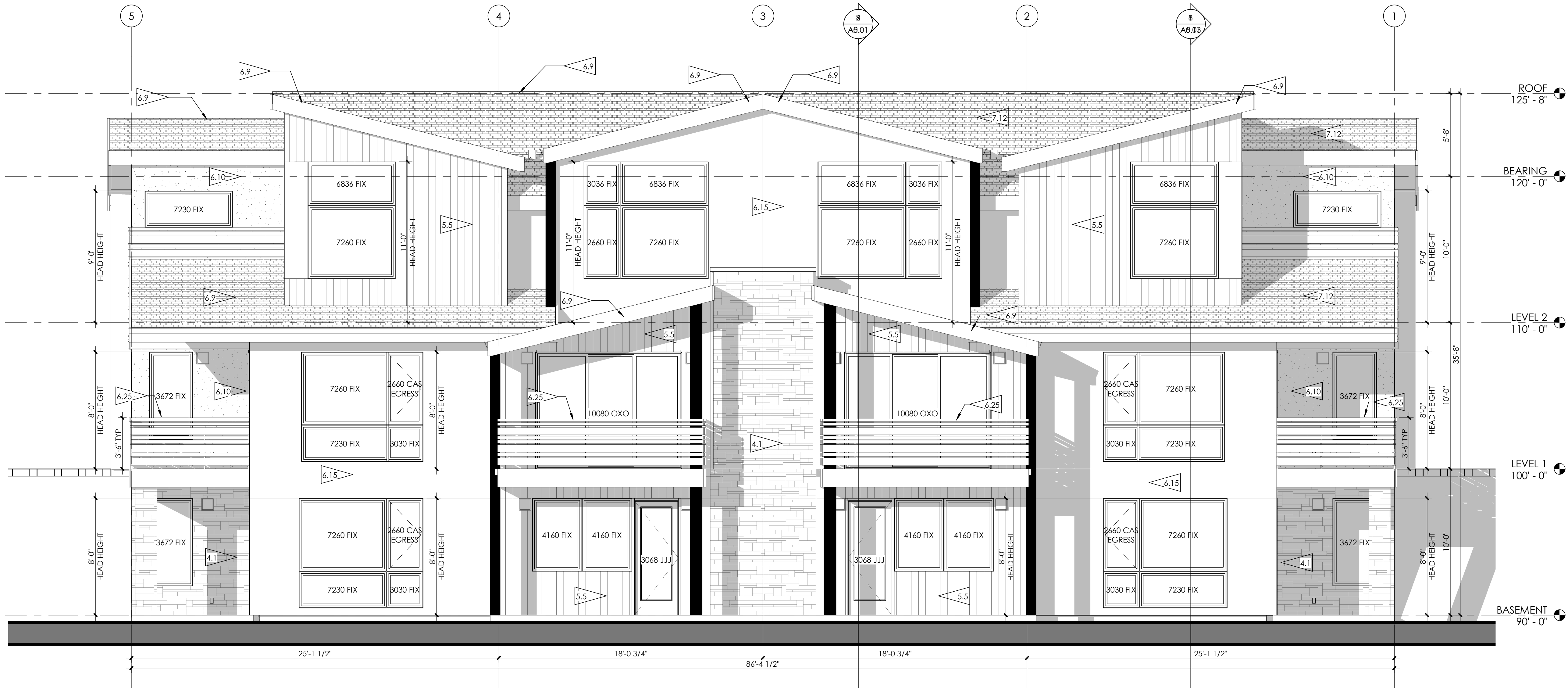


EXTERIOR GENERAL NOTES		FLAGNOTES PER SHEET	FLAGNOTES PER SHEET	MATERIAL LEGEND
1. ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED. 2. RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.		4.1 STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP. 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).	6.10 COMPOSITE PANEL WALL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 5/8" TYPE 'X' GYP (WHERE FIRE RATED), 2x6 WOOD FRAME WALL, 5/8" GYP, (TYPE X WHERE FIRE RATED); AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309. (SEE PLANS AND ELEVATIONS). GREY SLATE.	COMPOSITE PANEL MFR: HARDIE COLOR: GREY SLATE COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - BLACK MAGIC CORRUGATED METAL PANEL MFR: DREXEL COLOR: CHARCOAL NICHIHA VINTAGE WOOD MFR: V-GROOVE COLOR: CEDAR CULTURED STONE MFR: ELDORADO COLOR:
DOOR & WINDOW ABBR.		5.5 CORRUGATED METAL WALL: CORRUGATED METAL PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).	6.15 WOOD WALL: WOOD (STAINED) VERTICALLY ORIENTED, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).	WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE GAS FIREPLACE FLUE
DOORS: P - PANEL SC - SOLID CORE BP - BIPASS BF - BIFOLD FG - FULL GLASS		6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.	6.25 COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, PAINTED - SW 6991 - BLACK MAGIC.	
HM - HOLLOW METAL HC - HANDICAP OG - OVERHEAD GARAGE O - FIXED X - OPERABLE			7.12 SLOPED ROOF: ASPHALT SHINGLE ROOFING, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.	
WINDOWS: FIX - FIXED CAS - CASEMENT AWN - AWNING T - TEMPERED				



2 NORTH ELEVATION
1/4" = 1'-0"

HAYMEADOW TOWNHOME

24 SNOWY PEAK ROAD

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DENVER, CO 80205
PHONE 303.758.3800

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SHEET EXTERIOR ELEVATIONS

A4.01

EXTERIOR GENERAL NOTES

1.

ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED.

2.

RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.

DOOR & WINDOW ABBR.

DOORS:

P - PANEL
SC - SOLID CORE
BP - BIPASS
BF - BIFOLD
FG - FULL GLASS

HM - HOLLOW METAL
HC - HANDICAP
OG - OVERHEAD GARAGE
O - FIXED
X - OPERABLE

WINDOWS:

FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

FLAGNOTES PER SHEET

MATERIAL LEGEND

COMPOSITE PANEL
MFR: HARDIE
COLOR: GREY SLATE

COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT
MFR: HARDIE (OR SIMILAR)
COLOR: PAINTED - BLACK MAGIC

CORRUGATED METAL PANEL
MFR: DREXEL
COLOR: CHARCOAL

NICHIHA VINTAGE WOOD
MFR: V-GROOVE
COLOR: CEDAR

CULTURED STONE
MFR: ELDORADO
COLOR:

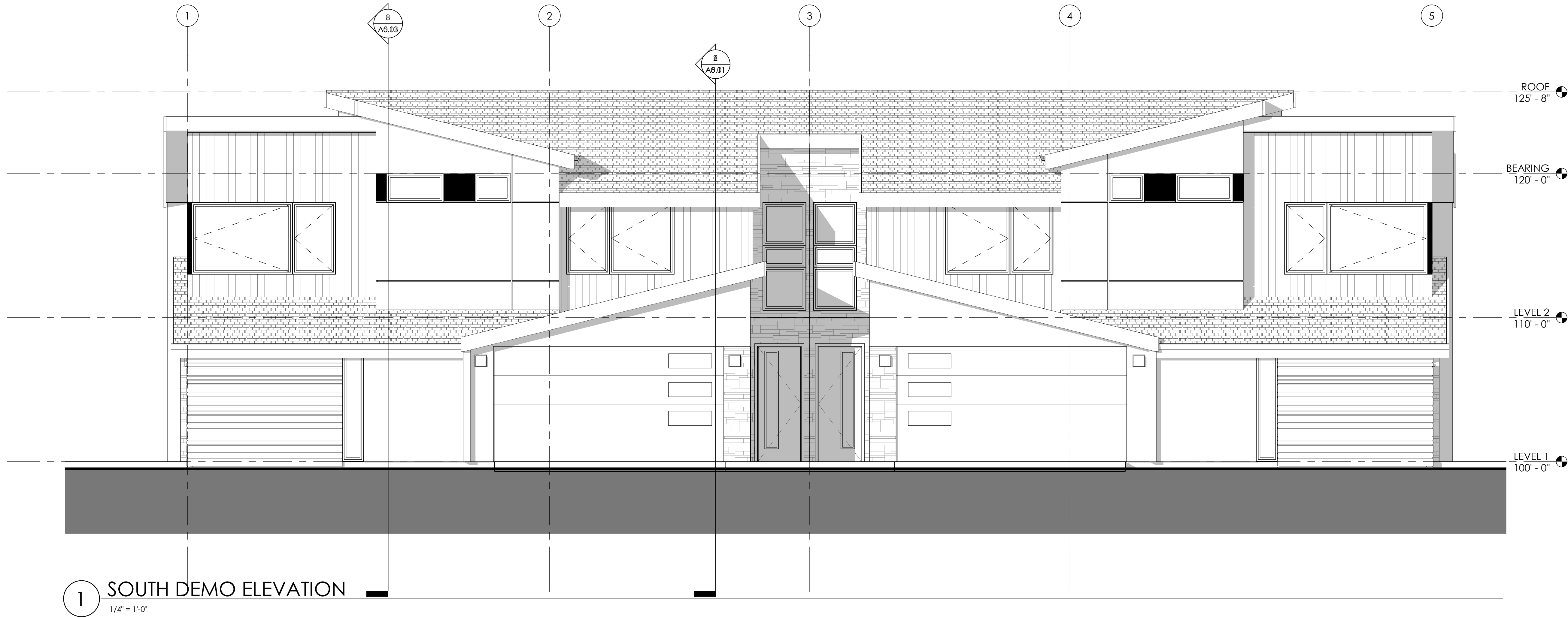
WOOD SLATS
MFR: 2 x 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED

FIRE-RATED WALL
RE: BUILDING PLANS FOR WALL TYPE

GAS FIREPLACE FLUE



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1 SOUTH DEMO ELEVATION
1/4" = 1'-0"

HAYMEADOW TOWNHOME

24 SNOWY PEAK ROAD

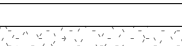
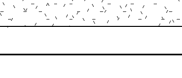
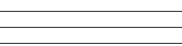
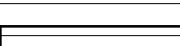
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SHEET EXTERIOR ELEVATIONS

A4.02

EXTERIOR GENERAL NOTES		FLAGNOTES PER SHEET		MATERIAL LEGEND	
1. ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED. 2. RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.		3.4 5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB. RE: CIVIL FOR FFE. 4.1 STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS). 5.5 CORRUGATED METAL WALL: CORRUGATED METAL PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS). 6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT. 6.15 WOOD WALL: WOOD (STAINED) VERTICALLY ORIENTED, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS). 6.25 COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. PAINTED - SW 6991 - BLACK MAGIC. 7.7 4" X 4" GUTTER, PREFINISHED - BLACK. 7.12 SLOPED ROOF: ASPHALT SHINGLE ROOFING, COVER BOARD, OSB ROOF SHEATHING, WOOD		 COMPOSITE PANEL MFR: HARDIE COLOR: GREY SLATE  COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - BLACK MAGIC  CORRUGATED METAL PANEL MFR: DREXEL COLOR: CHARCOAL  NICHHA VINTAGE WOOD MFR: V-GROOVE COLOR: CEDAR  CULTURED STONE MFR: ELDORADO COLOR:  WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED  FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE  GAS FIREPLACE FLUE	
DOOR & WINDOW ABBR.					
DOORS: P - PANEL SC - SOLID CORE BP - BIPASS BF - BIFOLD FG - FULL GLASS HM - HOLLOW METAL HC - HANDICAP OG - OVERHEAD GARAGE O - FIXED X - OPERABLE WINDOWS: FIX - FIXED CAS - CASEMENT AWN - AWNING T - TEMPERED					



EXTERIOR GENERAL NOTES		FLAGNOTES PER SHEET	FLAGNOTES PER SHEET	MATERIAL LEGEND
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		6.10 COMPOSITE PANEL WALL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 5/8" TYPE 'X' GYP (WHERE FIRE RATED), 2x6 WOOD FRAME WALL, 5/8" GYP, (TYPE X WHERE FIRE RATED); AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309. (SEE PLANS AND ELEVATIONS). GREY SLATE.	7.15 ROOF CRICKET: RIPPED 2X SLEEPERS OVER PLYWOOD SHEATHING OVER COVERBOARD, OVER ROOF MEMBRANE, (CONTRACTOR HAS OPTION TO USE TAPERED INSULATION)	



HAYMEADOW TOWNHOME

24 SNOWY PEAK ROAD

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PHONE 303.758.3800

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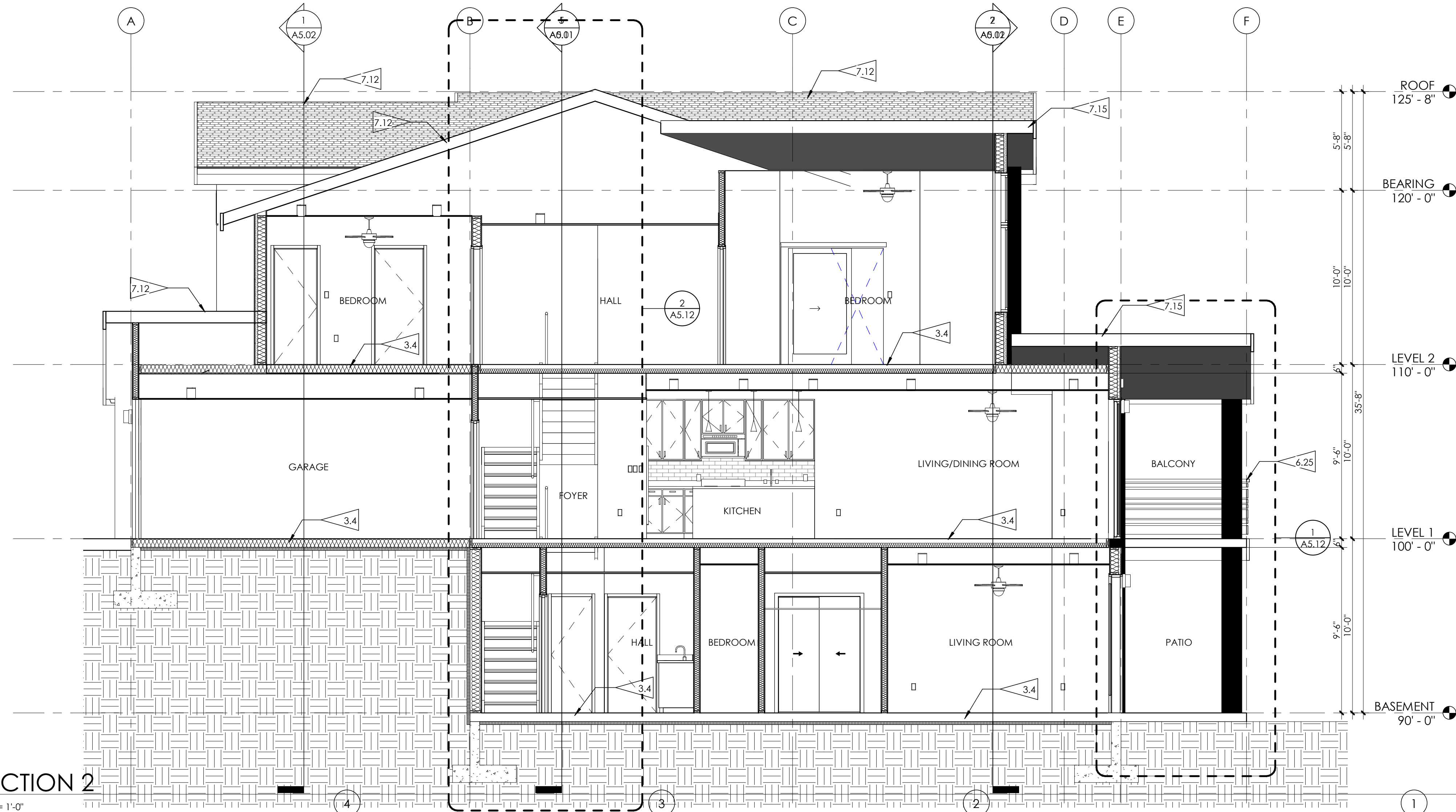
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SHEET EXTERIOR ELEVATIONS

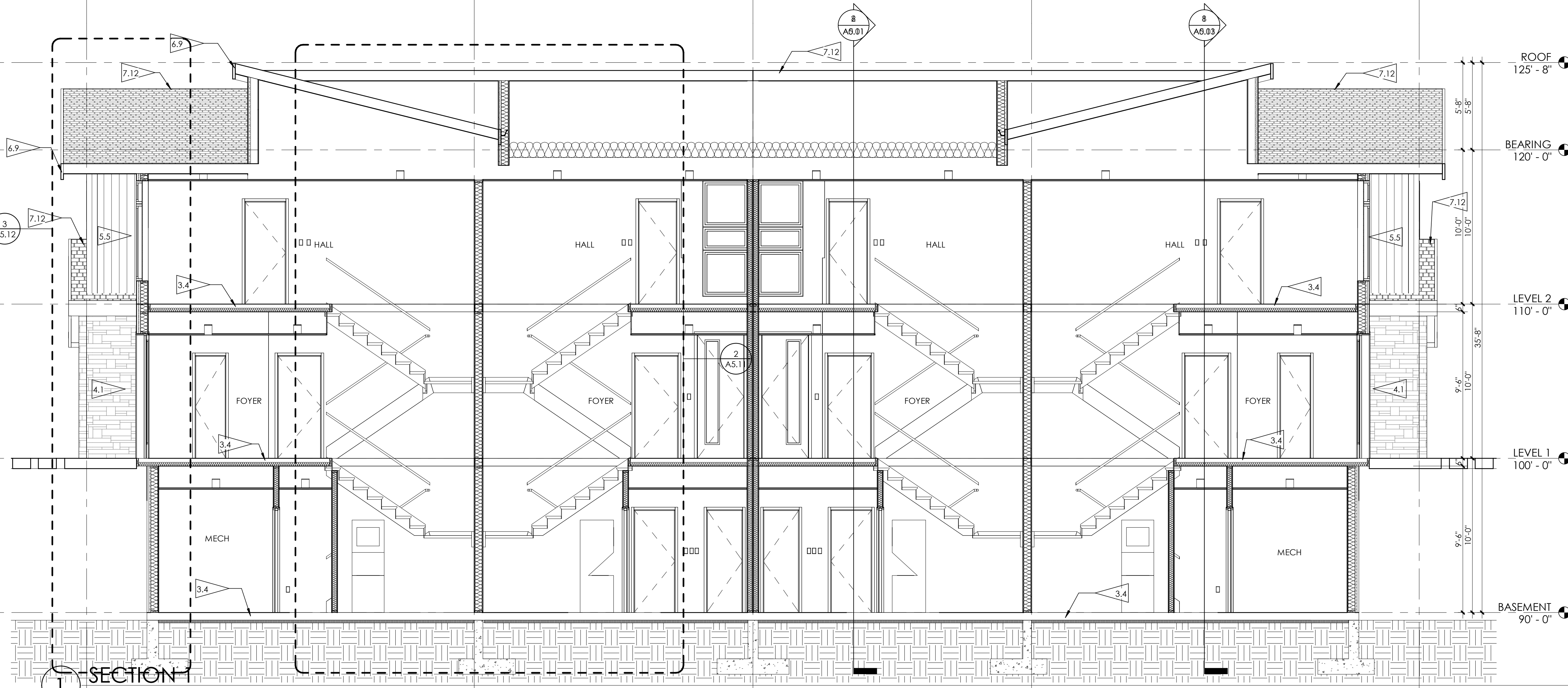
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SECTION 2

1/4" = 1'-0"



SECTION 1

1/4" = 1'-0"

FLAGNOTES PER SHEET

5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE.

STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).

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DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.

COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, PAINTED - SW 6991 - BLACK MAGIC.

SLOPED ROOF: ASPHALT SHINGLE ROOFING, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.

ROOF CRICKET: RIPPED 2X SLEEPERS OVER PLYWOOD SHEATHING OVER COVERBOARD, OVER ROOF MEMBRANE. (CONTRACTOR HAS OPTION TO USE TAPERED INSULATION)



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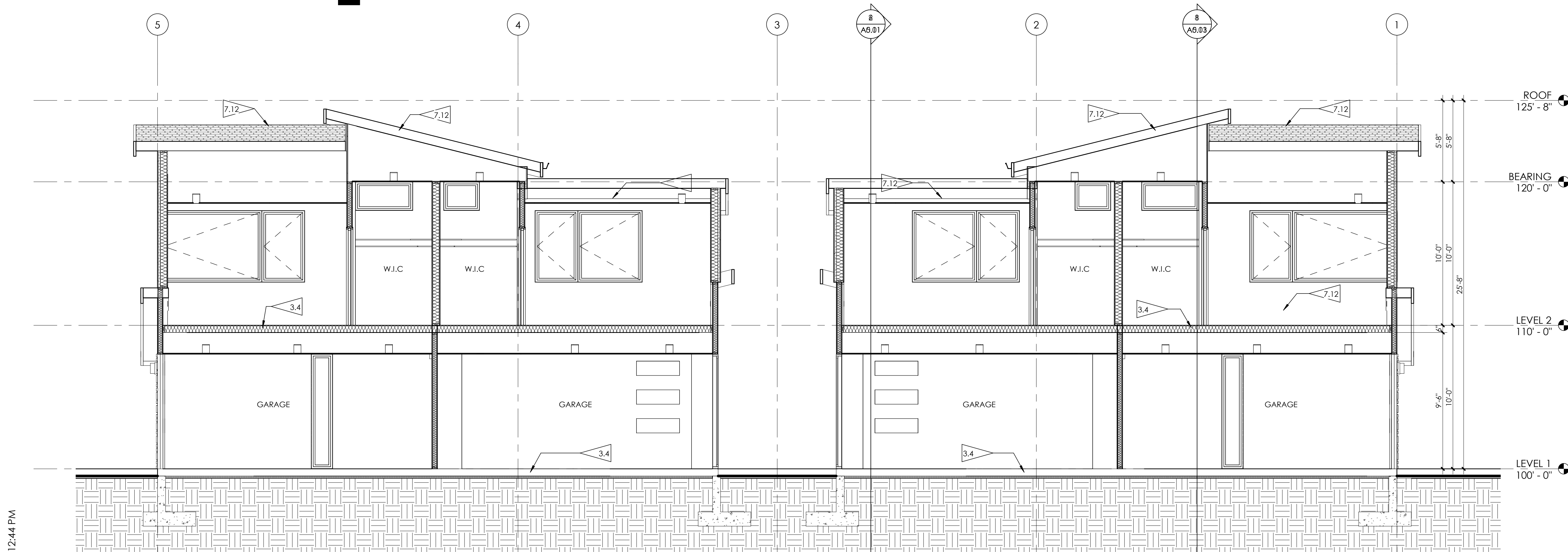
SCALE: 1/4" = 1'-0"

SHEET BUILDING SECTIONS

A5.01



2 SECTION 4
1/4" = 1'-0"



1 SECTION 3
1/4" = 1'-0"

FLAGNOTES PER SHEET

5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE.
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SCALE: 1/4" = 1'-0"

SHEET BUILDING SECTIONS

A5.02

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FLAGNOTES PER SHEET

5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE.
SLOPED ROOF: ASPHALT SHINGLE ROOFING, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.



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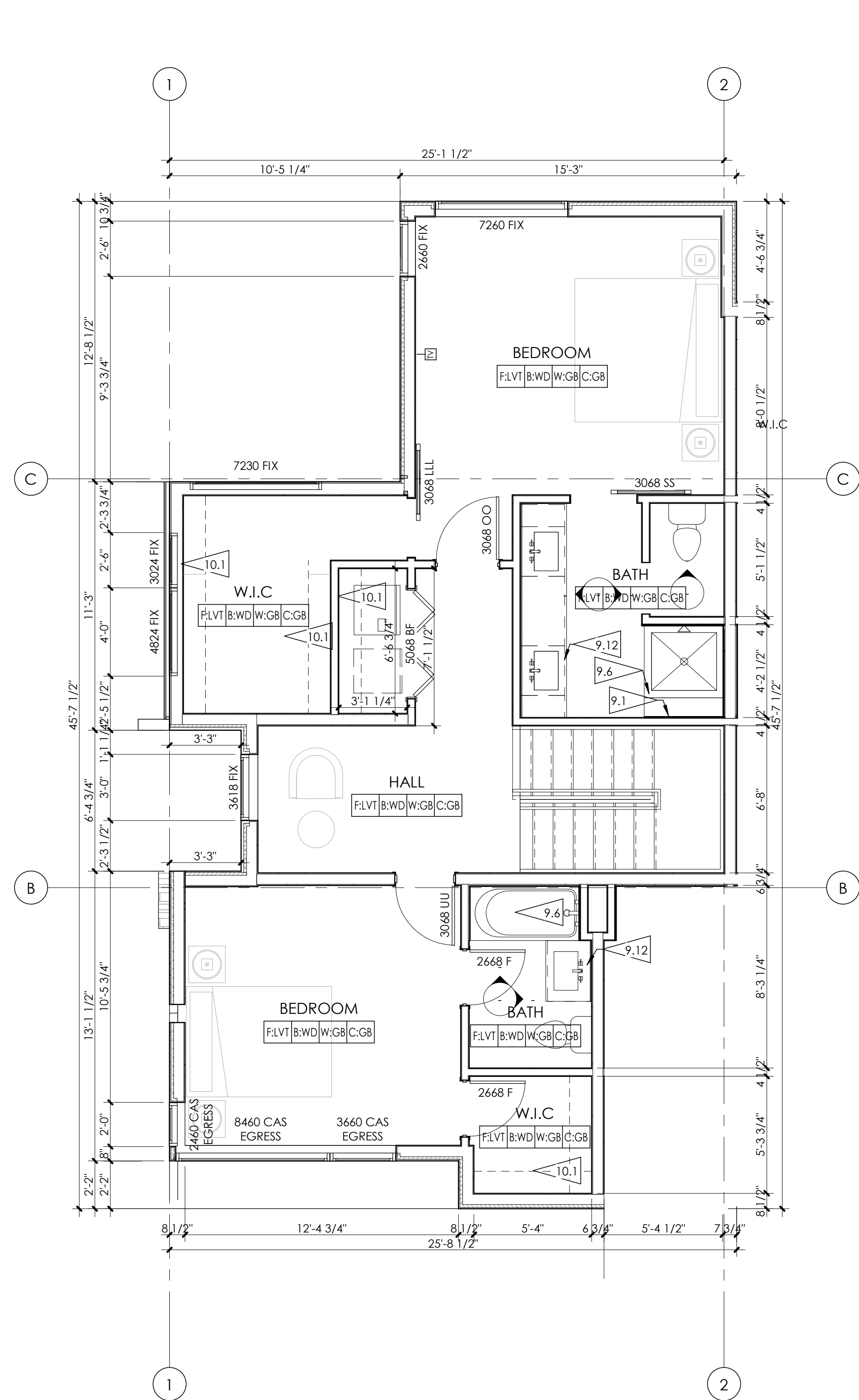
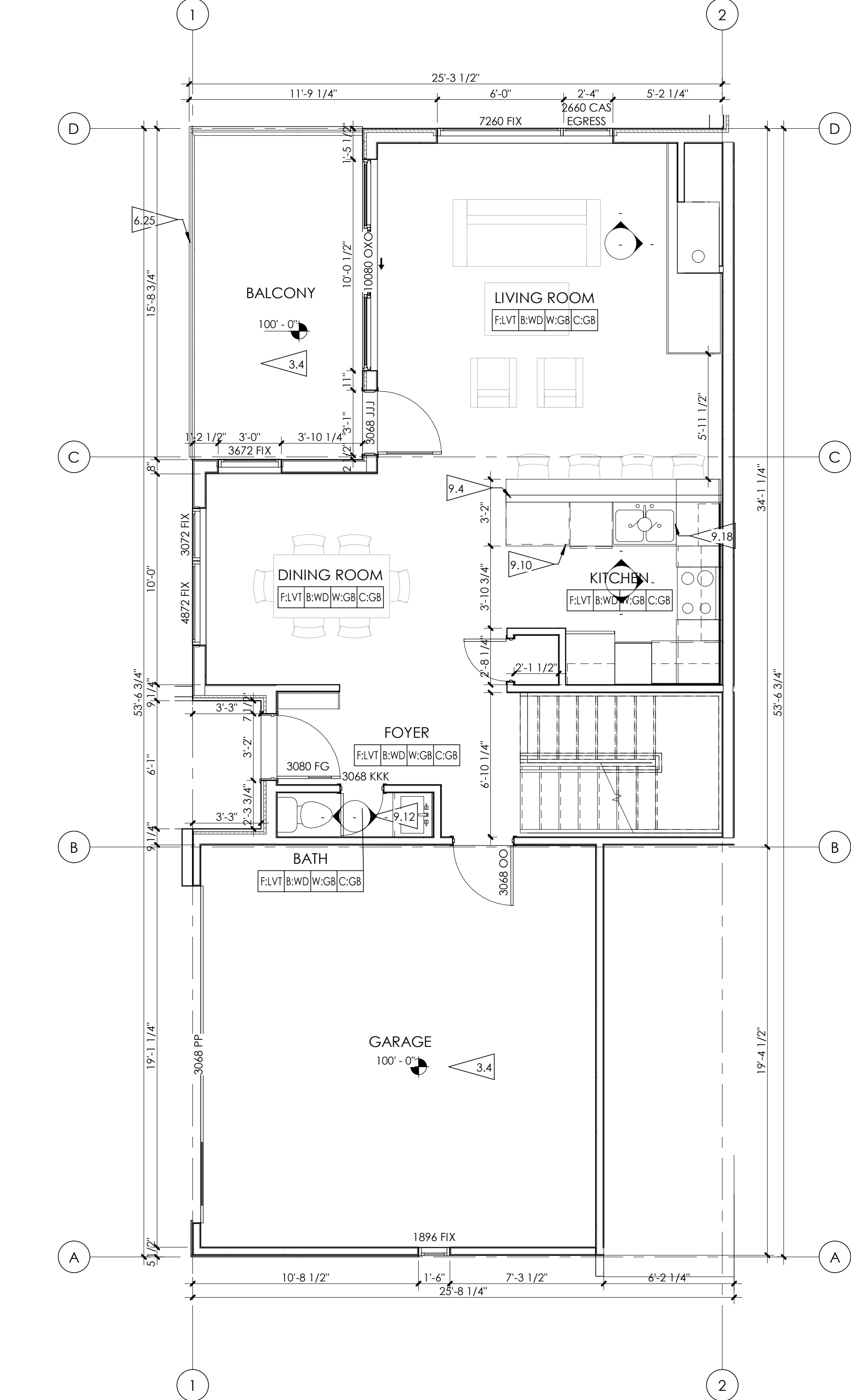
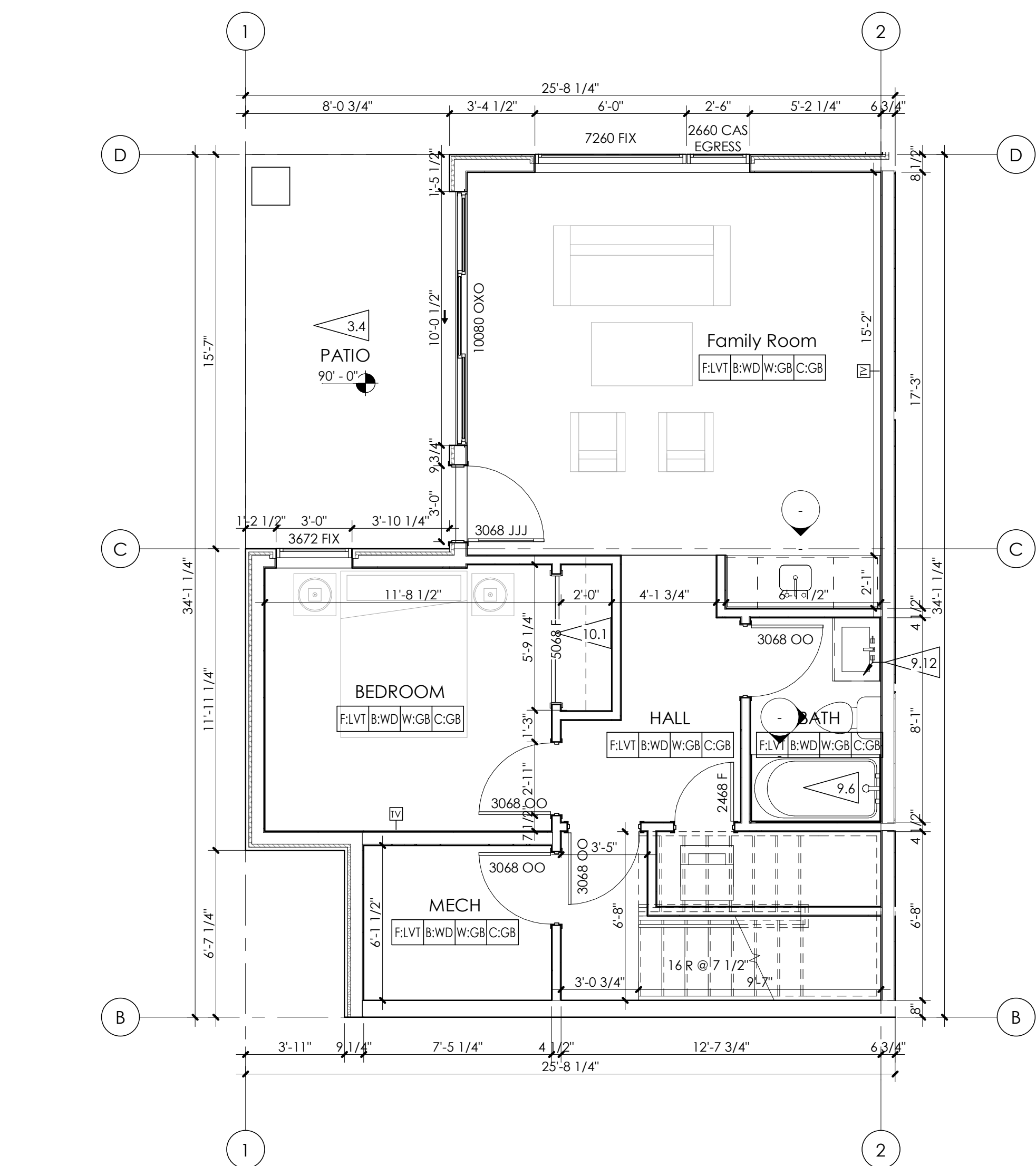
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SHEET
BUILDING SECTIONS

A5.03

GENERAL PLAN NOTES	DOOR & WINDOW ABBR.	PARTITION TYPES	FLAGNOTES PER SHEET	
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O. 2. FURNITURE IS N.I.C. - U.N.O. 3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. 4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR. 5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O. 6. TYPICAL EXTERIOR WALL TO BE TYPE 36, TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O. 7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. 8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE. 9. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS. 10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES. 11. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072. 12. SEE A6.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS. 13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP. ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES. BED & BATH: PRIVACY LOCKSET OWNER'S CLOSET: PASSAGE SET & DEADBOLT CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER	DOORS: P - PANEL SC - SOLID CORE BP - BIPASS BF - BIFOLD FG - FULL GLASS HM - HOLLOW METAL HC - HANDICAP OG - OVERHEAD GARAGE O - FIXED X - OPERABLE WINDOWS: FIX - FIXED CAS - CASEMENT AWN - AWNING T - TEMPERED	INTERIOR FURRING PARTITION 2 X 4 STUD, 1/2" GYPSUM WALL BOARD INTERIOR WALL: 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510 1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510. 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. DEMISING WALL: 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244	EXTERIOR WALL: STC-51 (SEE PLAN FOR STC LOCATIONS). 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: QUIET SEAL PRO' AND QUIET PUTTY; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED) 1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510. TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.	3.4 5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE. 6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT. 6.25 COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WITH BACKER ROD AND SEALANT, PAINTED - SW 6991 - BLACK MAGIC. 9.1 TILE SHOWER BENCH SEAT; PROVIDE W.P. MEMBRANE ON 3/4" PLYWOOD SUPPORTED ON 2x WOOD FRAMING; TILE AND DENS-SHIELD VERTICAL SURFACE. 9.4 KITCHEN ISLAND KNEE WALL: 1/2" GYPBOARD BOTH SIDES OF 2x4 WOOD STUDS @ 16" O.C. 9.6 FIBERGLASS TUB/SHOWER WITH TILE SURROUND; TILE WALL TO 7'-2" A.F.F. 9.10 KITCHEN ISLAND: WOOD BASE CABINET WITH SOLID SURFACE COUNTER TOP - PROVIDE WATERFALL EDGES AT ISLAND AND PENINSULA. COUNTER AT 34" TALL IN TYPE A ACCESSIBLE UNITS ONLY. PROVIDE FINISHED END PANELS & FILLERS AS REQUIRED. 9.12 BATHROOM VANITY: WOOD BASE CABINET WITH SOLID SURFACE COUNTERTOP AT 36" HEIGHT (34" TYPE A AND TYPE B ACCESSIBLE UNITS). PROVIDE 4" TILE BACKSPLASH. PROVIDE FINISHED END PANELS & FILLERS AS REQUIRED. 9.18 IN TYPE A UNIT, CABINERY TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE SINK; EXTEND FINISHED FLOOR UNDER CABINERY PER ANSI 1002.12.4.1. SINK HEIGHT TO BE 34". 10.1 WOOD CLOSET ROD AND SHELF - PAINTED.



1 BASEMENT UNIT A1- FLOOR PLAN
1/4" = 1'-0"

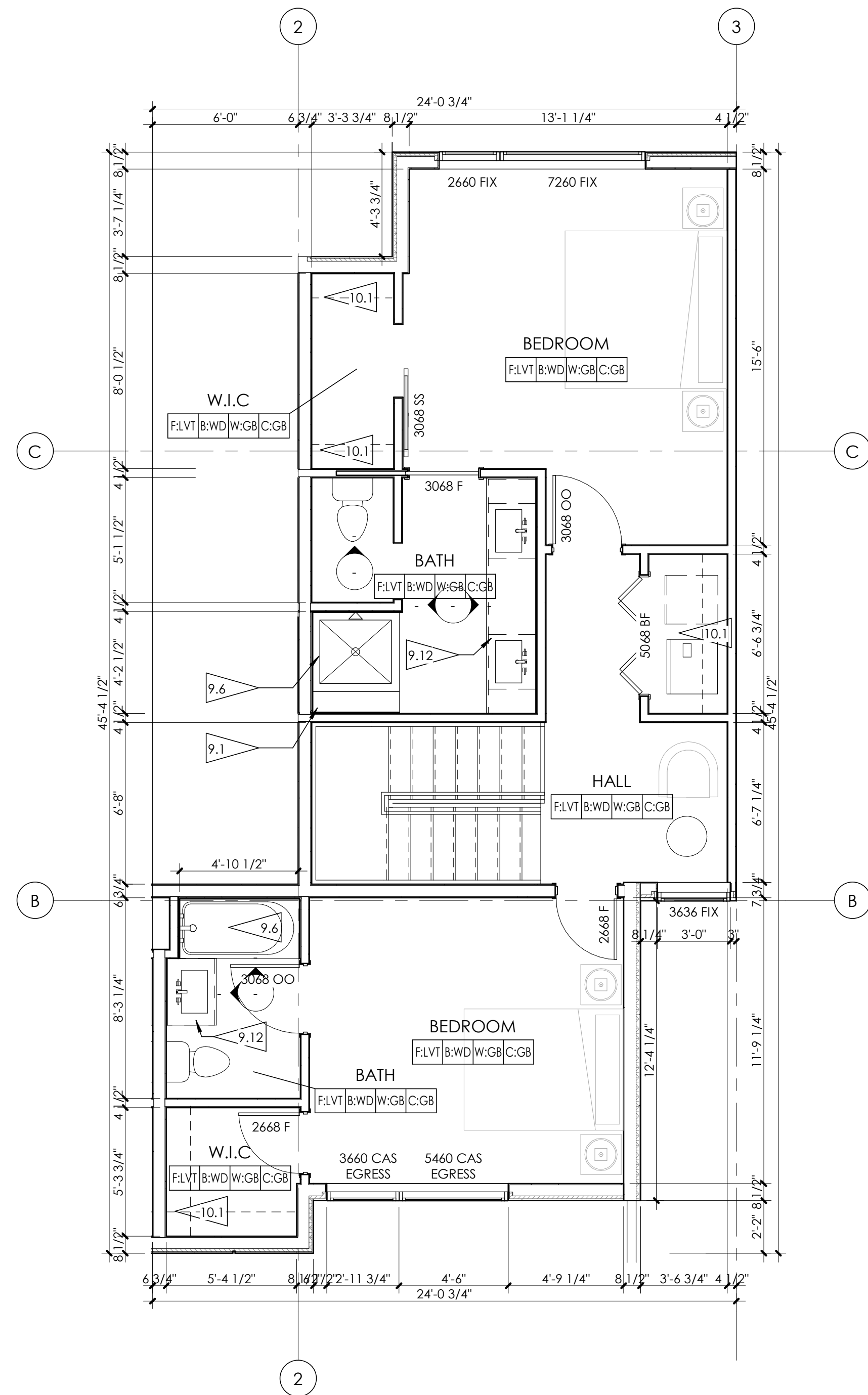
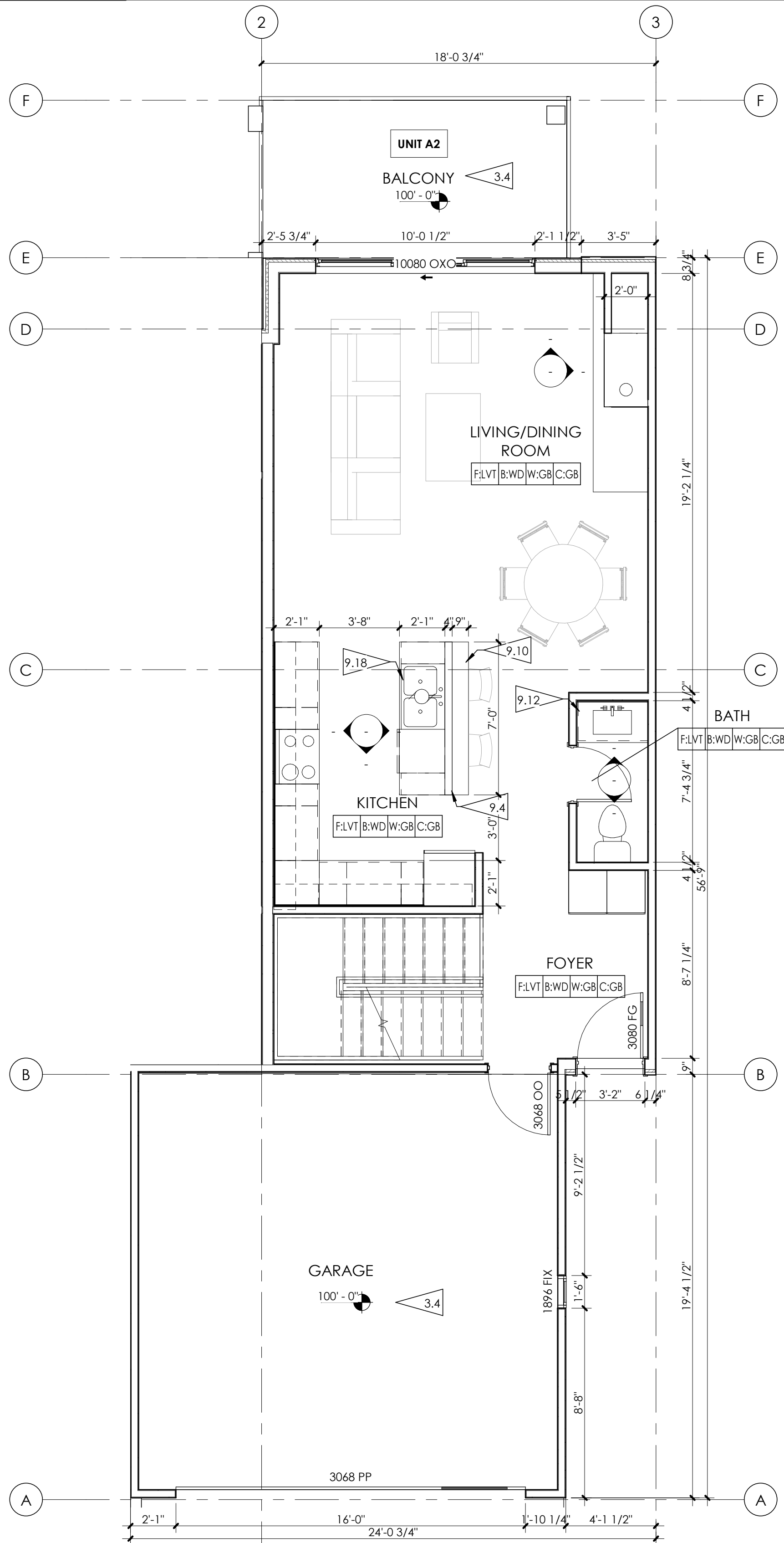
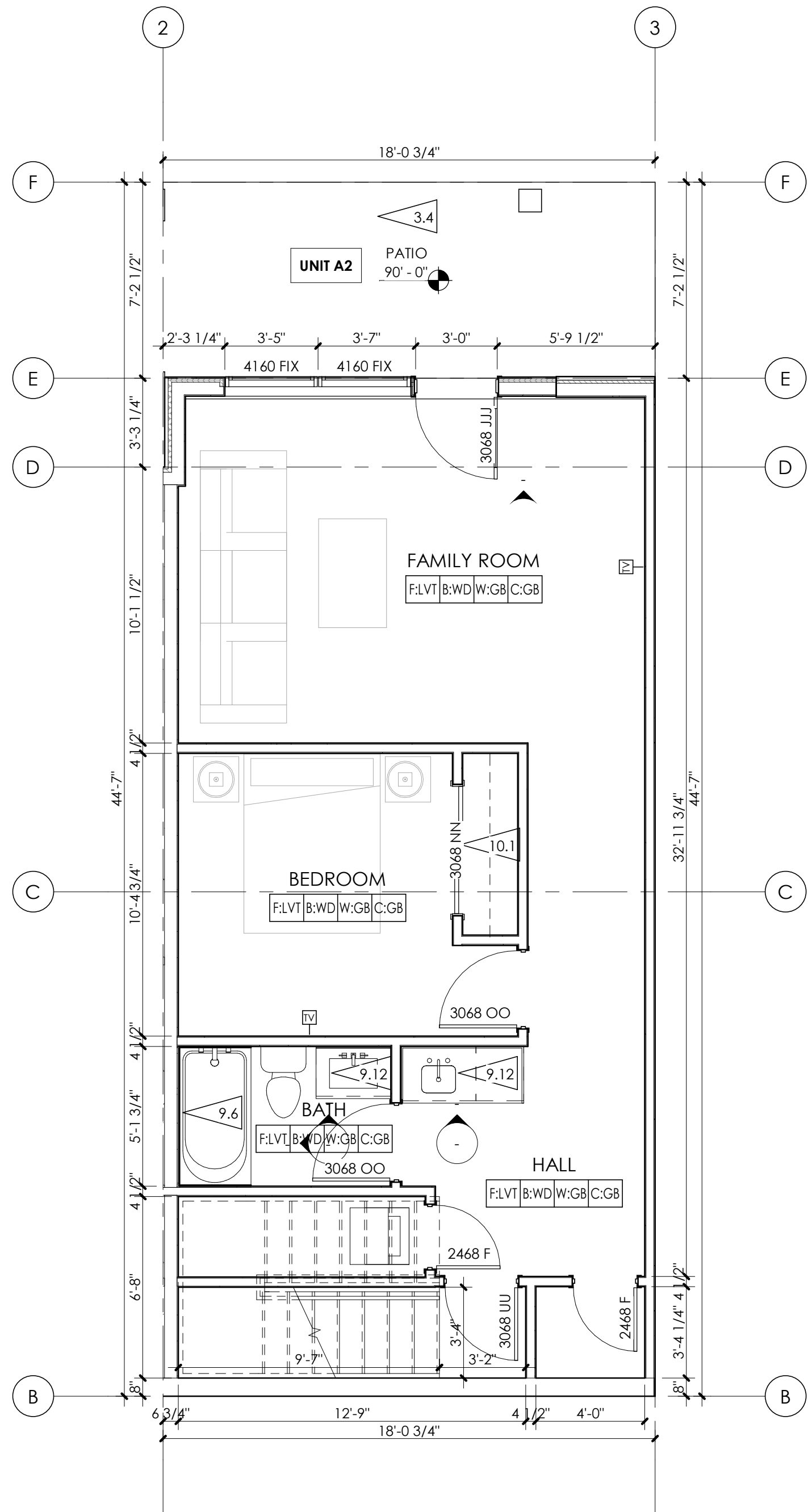
2 LEVEL 1 UNIT A1- FLOOR PLAN
1/4" = 1'-0"

3 LEVEL 2 UNIT A1- FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES		DOOR & WINDOW ABBR.		PARTITION TYPES		FLAGNOTES PER SHEET		
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O. 2. FURNITURE IS N.I.C. U.N.O. 3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. 4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR. 5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O. 6. TYPICAL EXTERIOR WALL TO BE TYPE 36, TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O. 7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. 8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE. 9. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS. 10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES. 11. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072. 12. SEE A6.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS. 13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP. ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES. BED & BATH: PRIVACY LOCKSET OWNER'S CLOSET: PASSAGE SET & DEADBOLT CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER		DOORS: P - PANEL SC - SOLID CORE BP - BIPASS BF - BIFOLD FG - FULL GLASS HM - HOLLOW METAL HC - HANDICAP OG - OVERHEAD GARAGE O - FIXED X - OPERABLE WINDOWS: FIX - FIXED CAS - CASEMENT AWN - AWNING T - TEMPERED		INTERIOR FURRING PARTITION 2 X 4 STUD, 1/2" GYPSUM WALL BOARD INTERIOR WALL: 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510 1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510. 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. DEMISING WALL: 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244		EXTERIOR WALL: STC-51 (SEE PLAN FOR STC LOCATIONS). 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK® QUIET SEAL PRO® AND QUIET PUTTY® TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED) 1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510. TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.		3.4 5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE. 9.1 TILE SHOWER BENCH SEAT; PROVIDE W.P. MEMBRANE ON 3/4" PLYWOOD SUPPORTED ON 2x WOOD FRAMING; TILE AND DENS-SHIELD VERTICAL SURFACE. 9.4 KITCHEN ISLAND KNEE WALL: 1/2" GYPBOARD BOTH SIDES OF 2x4 WOOD STUDS @ 16" O.C. 9.6 FIBERGLASS TUB/SHOWER WITH TILE SURROUND; TILE WALL TO 7'-2" A.F.F. 9.10 KITCHEN ISLAND: WOOD BASE CABINET WITH SOLID SURFACE COUNTER TOP - PROVIDE WATERFALL EDGES AT ISLAND AND PENINSULA. COUNTER AT 34" TALL IN TYPE A ACCESSIBLE UNITS ONLY. PROVIDE FINISHED END PANELS & FILLERS AS REQUIRED. 9.12 BATHROOM VANITY: WOOD BASE CABINET WITH SOLID SURFACE COUNTERTOP AT 34" HEIGHT (34" @ TYPE A AND TYPE B ACCESSIBLE UNITS). PROVIDE 4" TILE BACKSPLASH. PROVIDE FINISHED END PANELS & FILLERS AS REQUIRED. 9.18 IN TYPE A UNIT, CABINERY TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE SINK; EXTEND FINISHED FLOOR UNDER CABINERY PER ANSI 1002.12.4.1. SINK HEIGHT TO BE 34". 10.1 WOOD CLOSET ROD AND SHELF - PAINTED.



3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800



HAYMEADOW TOWNHOME

24 SNOWY PEAK ROAD

PROJ. 000000
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE ISSUE DATE
REVISION
S

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: As indicated

SHEET
UNIT A2- FLOORPLAN

A6.05

10/29/2021 6:12:50 PM

1 BASEMENT UNIT A2- FLOOR PLAN
1/4" = 1'-0"

2 LEVEL 1 UNIT A2- FLOOR PLAN
1/4" = 1'-0"

3 LEVEL 2 UNIT A2- FLOOR PLAN
1/4" = 1'-0"



MULTI-FAMILY



MULTI-FAMILY - SPLIT LEVEL



MULTI-FAMILY - SPLIT LEVEL



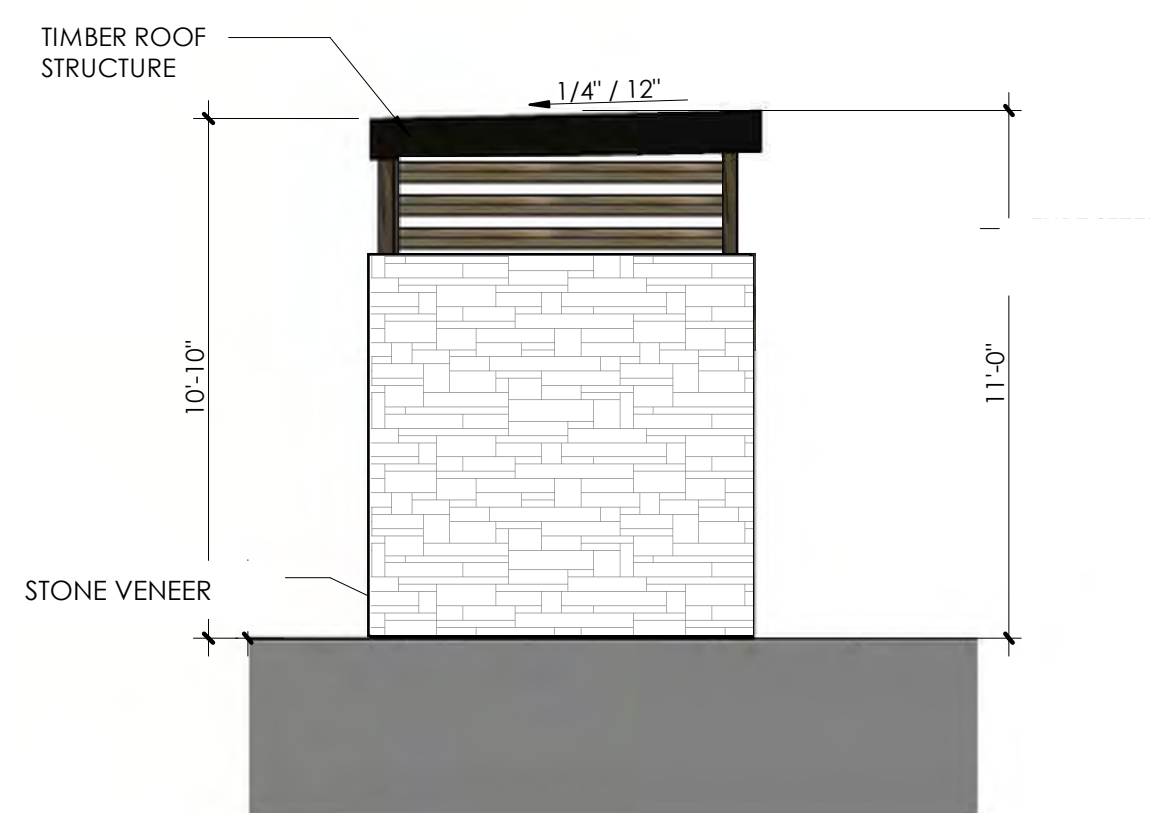
TOWNHOMES



TOWNHOMES



TOWNHOMES



5 TYP. DUMPSTER SIDE ELEVATION
1/4" = 1'-0"



4 TYP. DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



5 TYP. DUMPSTER SIDE ELEVATION
1/4" = 1'-0"

HAYMEADOW

EAGLE

PROJ. 000000
NO
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 11 11 2021
REVISION S

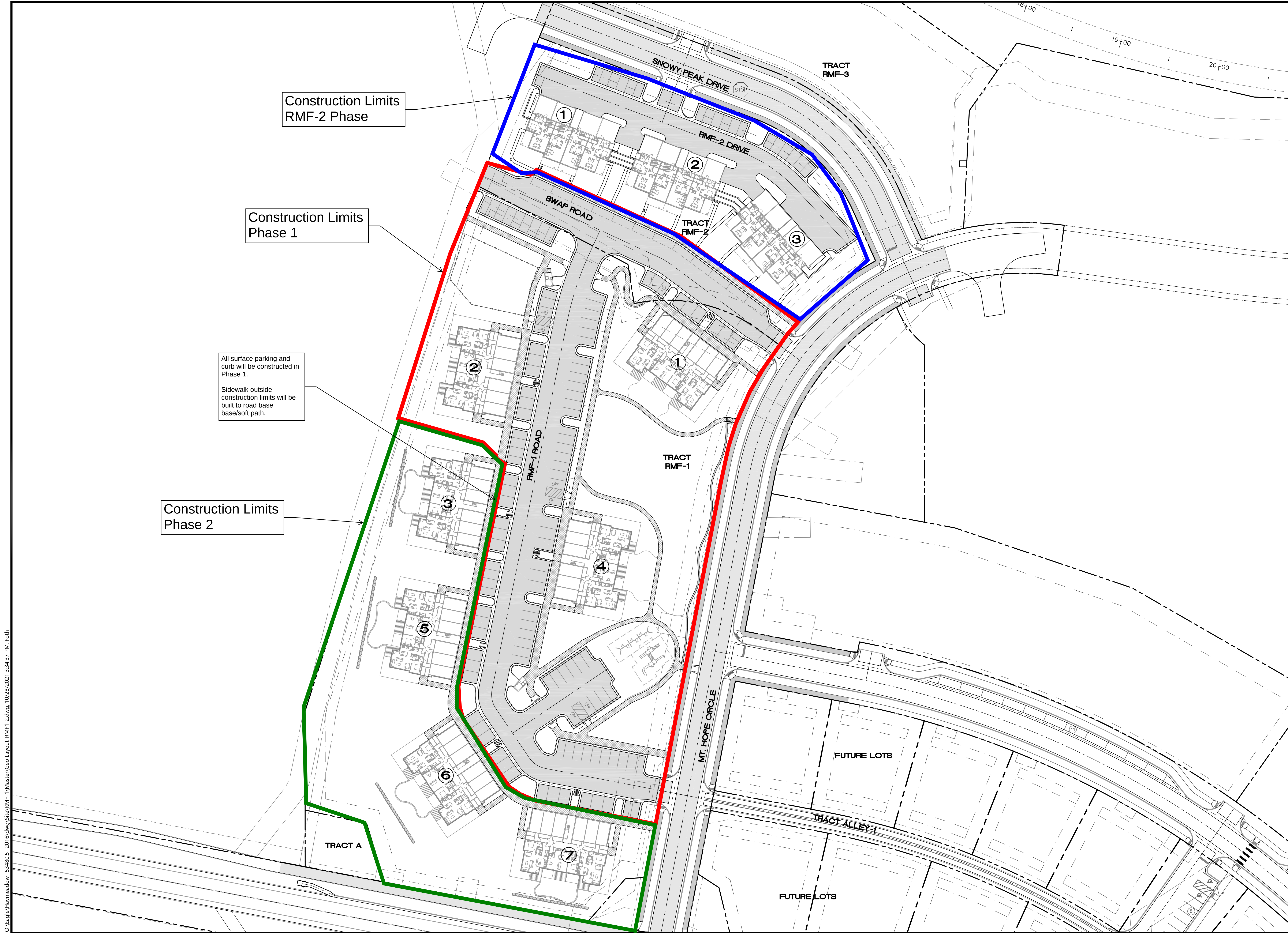
ISSUED FOR: NOT FOR CONSTRUCTION
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SCALE: As indicated

SHEET EXTERIOR ELEVATIONS

A4.04

O:\Eagle\Haymeadow-53480.5-2016.dwg Site\RMF-1\Master\Geo Layout-RMF1-2.dwg, 10/28/2021 3:34:37 PM, Foth



Construction Limits
RMF-2 Phase

Construction Limits
Phase 1

All surface parking and
curb will be constructed in
Phase 1.

Sidewalk outside
construction limits will be
built to road base
base/soft path.

Construction Limits
Phase 2



ALPINE
ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

HAYMEADOW FILING 1

RMF-1 & RMF-2

PHASING PLAN

DESIGNED	GLB, RIF	NO.	DATE	REVISIONS	BY
DRAWN	GLB, RIF	1	11/01/2021	MAJOR DEVELOPMENT PERMIT	GLB
CHECKED	MCW				
JOB NO.	53480.5				
DATE	07/24/2021				

SHEET
1 OF 1